

SITE PLAN REVIEW AGENDA

Tuesday, October 10, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-12-17-18
Applicant: Tim Porter (The Pike Company)
Address: 1, 9-15, 25 [Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street.
Zoning District: Community Center (C-2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Demolish 911 East Main, 4 Birch Crescent, and one of the structures at 936 East Main, a Designated Building of Historic Value (DBHV).

**Requirement for
Site Plan Review:**

120-191D(3)(a)[5]: Parking lots over 10 spaces, whether the principal use or serving a principal use on the same lot, that do not meet the requirements for parking lots in Section 120-173F.

120-191D(3)(a)[10]: Projects abutting a site listed on the National Register of Historic Places. 900 East Main Street (the Main Street Armory) is listed on the National Register.

Requirement for Major Site Plan Review: 120-191D(3)(c)[1]: All Type 1 actions as identified in Section 48-4 of the City Code.

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Type 1, 6 CRR-NY 617.4(b)(9)
Contact Person: Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054

File #: SP-13-17-18
Applicant: Rob Cain (Pathstone Corporation)
Address: 59, 70, and 50 [Goodwill Street](#), 17 Woodside Street, and a portion of 1991 Lake Avenue
Zoning District: Currently Planned Development (PD) #12
Proposed High Density Residential (R-3)
Description: Rezone 9.38 acres from PD #12 to R-3.

Construct 13 new single family homes and two new multifamily buildings of seven dwelling units each and one mixed use building with 3,000 square feet of commercial space and 160 dwelling units, for a total of 187 new dwelling units. 59, 70, 50 Goodwill and 17 Woodside will be combined into a single parcel. 1991 Lake Avenue will be subdivided into

two new parcels.

The one family homes include standard residential driveways and garage, the new multifamily dwellings includes a 147 space surface parking lot. The proposal includes a free standing clubhouse building, outdoor recreational areas, and associated landscaping improvements.

Requirement for Site Plan Review: 120-191D(3)(a)[14]: New construction of multifamily dwellings
Site Plan Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

File #: **SP-14-17-18**
Applicant: Eugenio Marlin (Ibero-American Development Corporation)
Address: [59 Sullivan Street](#) et al.
Zoning District: Currently Low Density Residential (R-1) and Community Center (C-2)
Proposed Medium Density Residential (R-2) (*Existing Low Density Residential (R-1) zoning at 938 Clifford and Planned Development (PD) #3 zoning at 208-214 Clifford to remain*).
Description: Rezone approximately 33 acres from R-1 and C-2 to R-2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Requirement for Site Plan Review: 120-191D(3)(a)[14]: New construction of multifamily dwellings
Site Plan Type: Minor
Quadrant: NE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-09-17-18
Address: [1092 Mount Hope Avenue](#), 25 May Street
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress; project has been reviewed by REC and PRC

File #: SP-04-17-18
Address: 397-399 and [401-405](#) South Avenue
Zoning District: Center City District-Riverfront (CCD-R)
Description: Construct single story, 2,600 square foot, retail building with two tenant spaces.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review terminated 10-4-2017

File #: SP-03-17-18
Address: [706](#), 710-712, 714, and 722 Dewey Avenue
Zoning District: Dewey-Driving Park Urban Renewal District-South/C-2
Description: Demolish four structures: vacant vehicle repair (706 Dewey), four family dwelling (710-712 Dewey), two family dwelling (714 Dewey), and three family dwelling (722 Dewey). Construct 9,927 square foot retail structure (Family Dollar), including a 26 space parking lot, remove five curb openings on Dewey Avenue and install one new curb opening and install associated landscaping improvements. Project includes resubdivision of 706, 710-712, 714, and 722 Dewey Avenue.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; variance approved by ZBA 9-20-2017

File #: SP-38-16-17
Address: [625 South Goodman Street](#)
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; requested additional information from applicant

File #: SP-02-17-18
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5
Zoning District: CCD-B
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress, environmental review complete, City Council approved land sale 8-15-2017. Meeting with DES, RFD, and application 10-6-2017.

File #: SP-35-16-17
Address: [618 Upper Falls Boulevard](#)
Zoning District: C-2
Description: Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development

site.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan approval issued 9-22-2017

File #: **SP-34-16-17**
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; project requires state variance from fire code for building setback along Union Street

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#)
Zoning District: M-1
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval issued 8-29-2017

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None